



## **Town of Arlington, MA Redevelopment Board**

### **Agenda & Meeting Notice December 3, 2023**

The Arlington Redevelopment Board will meet Sunday, December 3, 2023 at 10:00 AM in the **Arlington Community Safety Building, Community Room, 2nd Floor, 112 Mystic Street, Arlington, MA 02476**

**1. Review of Planning and Community Development and Board accomplishments and objectives**

10:00 am      Staff will provide an overview; Board will discuss.

**2. Discuss Board 2024 Goals**

11:00 am      Staff and Board will discuss current year's goals.

**3. Adjourn**

1:00 pm      (Estimated)



## Town of Arlington, Massachusetts

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### Review of Planning and Community Development and Board accomplishments and objectives

#### Summary:

10:00 am      Staff will provide an overview; Board will discuss.

#### ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	FY24_Budget_Accomplishments_and_Objectives.pdf	FY24 Budget - Accomplishments and Objectives



### Program Description

The Department of Planning and Community Development (DPCD) works to advance studies and oversee projects and initiatives to support the goals expressed in Arlington's planning documents including but not limited to the Arlington Master Plan, Connect Arlington, Open Space and Recreation Plan, Net Zero Action Plan, Housing Production Plan, Affordable Housing Action Plan, Fair Housing Action Plan, Arts and Culture Action Plan and Complete Streets Action Plan. DPCD also administers the Town's federal Community Development Block Grant Program and has done so since the program's inception in 1974.

The Department staff of eight provides support to 35 Town boards, commissions, and committees, including the Arlington Redevelopment Board (ARB) - the Town's Planning Board and redevelopment authority, Conservation Commission, Affordable Housing Trust Fund Board, Commission for Arts & Culture, Clean Energy Future Committee, and the Zoning Board of Appeals. Department staff also represent the Town at eleven regional organizations.

### Budget Statement

The FY2024 budget is a level-services budget.

#### PROGRAM COSTS

Planning & Community Development	FY2021 Actual	FY2022 Actual	FY2023 Budget	FY2024 Request
Personnel Services	579,686	586,624	794,014	799,601
Expenses	21,166	26,441	35,021	35,021
<b>Total</b>	<b>600,853</b>	<b>613,065</b>	<b>829,035</b>	<b>834,622</b>

#### STAFFING

Planning & Community Development	FY2021 Actual	FY2022 Actual	FY2023 Budget	FY2024 Request
Managerial	1	1	1	1
Clerical	1	1	1	1
Professional/Technical	7	7	7	7
<b>Total</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>

### FY2024 Objectives

- Complete a robust community outreach and input process leading to the adoption of a zoning district that meets the requirements of M.G.L. 40A "MBTA Communities" at a special Town Meeting in October 2023.
- Launch process to update the Arlington Master Plan leading to adoption of the new plan in 2025.
- Continue Implementation of the existing Arlington Master Plan, adopted in 2015 including
  - Amend the Zoning Bylaw to be consistent with the Master Plan.
  - Support commercial and mixed-use development along the Mass Ave and Broadway corridors via design guidelines, zoning amendments, and Environmental Design Review in order to provide predictable feedback to developers and ensure improved development outcomes.
  - Increase housing options and access to those options.
  - Incentivize new development that is sustainable and resilient in all zoning districts.
  - Update Town policies and decision-making systems to better support economic development and sustainable transportation goals.
- Continue Implementation of Connect Arlington Transportation Plan including
  - Manage MassWorks funded \$307,000 design and engineering contract to complete biddable construction design documents for the Mass Ave/Appleton Street Corridor.
  - Submit second MassWorks grant application for Mass Ave/Appleton Street corridor for construction funding.
  - Support and promote adoption of a Vision Zero policy which helps reduce traffic-related accidents.



## Objectives (cont.)

- Continue Implementation of the Net Zero Action Plan including:
  - Continue implementation of Electrify Arlington communitywide energy efficiency outreach program.
  - Study electrification of Town vehicle fleet funded with Green Communities META grant (submitted.)
  - Study the feasibility of installing public electric vehicle charging at libraries, business districts, public parking facilities, and other facilities.
  - Study the feasibility of a “community solar” program to increase options to purchase renewable energy for renters and low/mod income residents.
- Continue implementation of the Public Land Management Plan and Open Space and Recreation Plan including:
  - Identify and survey small Town-owned vacant lots for possible repurposing as open space amenities such as pollinator gardens and pocket parks.
  - Conduct a needs assessment to determine where improvements can be made to Arlington’s maintenance capacity for public lands.
- Develop Urban Ecology Framework and Climate Action Plan
  - Develop a booklet for climate-resilient ecological land management in Arlington to inform relevant Town departments, Boards and Committees.
  - Conduct a comprehensive review and presentation of current and on-going Town efforts to address the climate crisis including actions identified in the current Master Plan to inform development of the next Master Plan update.
- Continue implementation of the Housing Production Plan for 2021 to 2026 including
  - Implement the Affordable Housing Trust Fund Annual Action Plan, as approved by the Select Board in 2022.
  - Implement the Fair Housing Action Plan.
  - Increase affordable housing supply and preserve and maintain existing affordable housing.
- Continue Implementation of the Arts and Culture Action Plan, including
  - Identify new income streams to support the arts and incorporating public art into town projects.
  - Develop metrics for capturing qualitative and quantitative data on the impact of arts and culture on Arlington's planning and community development priorities.

## Major Accomplishments for 2022

The Department continued to engage our community and achieve many short and long-range community planning goals. The team continued to permit small- and large-scale projects through the Redevelopment Board and Conservation Commission; supported research and reviews for the Select Board, Historical Commission, and Zoning Board of Appeals, and advanced the multi-million-dollar CDBG program buoyed by additional funds through the ARPA designed to serve those hardest hit by the pandemic.

In FY2022, the following activities were accomplished:

- Completed the following:
  - Affordable Housing Action Plan
  - Documentation of Town-Owned Resources
  - Archaeological Reconnaissance Survey
  - Minuteman Bikeway Planning Study
  - Mystic to Minuteman Feasibility Study
  - Open Space and Recreation Plan Update
  - Public Lands Management Plan
  - Middlesex 3 REDO Grant Project

Major milestones were achieved for the following projects and initiatives including:

- Whittemore Park Phase 2 – completed December 2022
- Electrify Arlington – launched November 2022
- MBTA Communities Campaign – launched November 2022
- Ongoing work on Mass Ave/Appleton and Chestnut Street including award of MassWorks grant for design and engineering in October 2022
- Blue Bikes operation and expansion
- Transformative Growth Grant Program - \$800K ARPA funds distributed
- Using ARPA funds, DPCD issued two rounds of rent and mortgage relief payments for those made housing insecure by the pandemic.

**Major Accomplishments (cont.)**

- The Department received the following grant awards

<b>Sustainability</b>	<b>Amount</b>
Green Communities FY23	\$100,000
MOR-EV Trucks	\$165,000
Mass Save Education Grant	\$10,000
Peak response	\$500
Mass Save Community First Partnership	\$20,000 (annual)
DCR for Hydraulic Improvements at Mill Brook	\$200,000.00
<b>Transportation</b>	<b>Amount</b>
Shared Streets and Spaces	\$138,775
MassWorks	\$307,000
MassDOT Technical Assistance – Complete Streets	\$38,000
<b>Economic Development/Housing</b>	<b>Amount</b>
RE-DO	\$150,000
MHP Technical Assistance – MBTA Communities	\$20,000



## FY2024 Objectives, Arlington Redevelopment Board

- Continued review of progress on implementation of the Master Plan including advancing a summary document detailing which goals and objectives have been achieved since 2015 in preparation for the kick-off of an updated Master Planning process.
- Develop Zoning Bylaw amendments that encourage development and redevelopment opportunities to generate a full range of housing options for all incomes and housing types and encourage mixed-use development, and new commercial development.
- Suggest and submit updates to Zoning Districts, map amendments, dimensional regulations and use regulation updates, exploration of Form-Based codes, and updates to the Design Standards for Commercial Areas.
- Review and approve M.G.L. 40A MBTA Communities zoning district to meet state requirements in order to access state infrastructure funding to support redevelopment and neighborhood projects.
- Participate in the roll out of an online permitting system.
- [Work to transition ARB properties to the Town Facilities department.](#)
- Explore master planning options for Arlington Center including the Russell Common lot and at site-specific locations along Arlington's main commercial corridors.
- Establish an Environmental Design Working Group to update the Environmental Design Review (EDR) process and establish early departmental review of proposed projects.
- Participate in a range of Town committees and initiatives that advance community planning goals including the: Arlington Heights Neighborhood Action Plan; Envision Arlington; Open Space Committee, Housing Plan Implementation; Community Preservation Act Committee, Master Plan Implementation Committee, Remote Participation Committee, and others on an ongoing basis.

## Major Accomplishments 2022, Arlington Redevelopment Board

- Significant renovations continued to the Central School where the new Community Center will occupy the ground and first floors of the building.
- Renovations to a second-floor office suite allowed the Department of Health and Human Services to move from the ground floor to that space.
- Advanced numerous Zoning Bylaw amendments including allowing for: parking reductions in all Business zoning Districts; by-right accessory

## Major Accomplishments (cont.)

- dwelling in single-family, two-family homes, and accessory buildings in any Residential and Business Zoning District; marijuana delivery services in the B4 and Industrial Zoning Districts, and allowing for more energy-efficient homes to be built in lower-density residential zoning districts.
- Participated in a range of Town committees and initiatives that advanced community planning goals, including the Arlington Economic Development Recovery Task Force, Master Plan Implementation Committee, Zoning Bylaw Working Group, Arlington Heights Neighborhood Action Plan Implementation Committee, Envision Arlington Standing Committee and Advisory Committee, Open Space Committee, Housing Plan Implementation Committee, and Community Preservation Act Committee.

### Performance / Workload Indicators

	FY2020 Actual	FY2021 Actual	FY2022 Actual	FY2023 Estimated
<b>Conservation Commission</b>				
Commission meetings attended	31	30	30	30
Conservation Permits	29	17	46	45
Site inspections	110	80	55	55
Filing Fees	\$ 10,475	\$ 16,443	\$ 21,342	\$ 20,000

### Performance / Workload Indicators

	FY2020 Actual	FY2021 Actual	FY2022 Actual	FY2023 Estimated
<b>Planning &amp; Community Development</b>				
CDBG Funds Administered	\$1,781,670	\$1,106,603	\$1,060,150	\$1,058,933
Other public or private grant funds secured	\$439,768	\$1,116,099	\$1,139,285	*\$4,170,000
Room rental fees	\$7,242	\$0	\$1,000	\$700
Room reservations administered	*277	0	0	*0
Sign Permit Applications Reviewed	15	13	16	15
Zoning Board Applications reviewed	37	22	33	35
Businesses/Merchants Assisted	390	598	451	550
Environmental Design Review (EDR) special permits administered	9	11	11	10
Small Cell Wireless Applications reviewed	20	25	0	0
Licenses reviewed	18	12	10	15

\* includes potential \$3M MassWorks construction award for Mass Ave/Appleton

\*\*responsibility for room rental will be transferred to facilities in 2023

